

Item: ORD 08-47
Fiscal Impact: N/A
Funding Source: N/A
Account #: N/A
Budget Opening Required: ☐

ISSUE:

An ordinance incorporating West Valley City's Quality Growth Principles and Objectives as part of the City's General Plan.

SYNOPSIS:

This ordinance will establish Quality Growth Principles and Objectives based on the Wasatch Front Regional Council's (WFRC) and Mountainlands Association of Governments' (MAG) Quality Growth Principles and Objectives. West Valley City's Quality Growth Principles and Objectives were established by the West Valley City Planning Commission as part of the City's General Plan. West Valley City's Quality Growth Principles and Objectives will act as a framework to guide the further development of the City's General Plan Update, and should be used in conjunction with other elements of the General Plan to guide future land use decisions.

BACKGROUND:

In 2005, the Wasatch Front Regional Council (WFRC) and the Mountainlands Association of Governments (MAG), two regional metropolitan planning organizations, adopted nine Growth Principles and Objectives as part of the Wasatch Choices 2040 transportation plans. After WFRC and MAG conducted 13 public workshops held along the Wasatch Front, they developed Growth Principles that reflect considerable community input on environmental, economic, and quality of life issues.

Since March 2006, West Valley City planning staff have evaluated major subdivisions and significant commercial and mixed use projects according to the WFRC's Growth Principles and Objectives as requested by the City Council. Furthermore, the General Plan Update process has incorporated the Growth Principles as a benchmark. Although in practice planning staff have used the Growth Principles extensively, they have never been formally adopted by the West Valley City Council.

The West Valley City Planning Commission developed nine growth principles and objectives, using the WFRC and MAG's growth principles and objectives as a baseline. West Valley City's Quality Growth Principles and Objectives reflect the unique geographic and socioeconomic characteristics of West Valley City. The Quality Growth Principles and Objectives will continue to guide the update of the General Plan, and should be used with other General Plan elements to guide future land use decisions, and to guide current development activities in the City.

West Valley City's Growth Principles and Objectives are attached as Exhibit A to this issue analysis. Exhibit B lists the WFRC/MAG Quality Growth Principles and Objectives annotated with the Planning Commission's recommended changes.

RECOMMENDATION:

The Planning Commission recommends approval to the City Council.

SUBMITTED BY:

Joseph Moore, CED Director
Francis Xavier Lilly, Long Range Planner

Exhibit A:
West Valley City's Growth Principles and Objectives

- 1. Provide public infrastructure that is efficient and adequately maintained.**
 - Promote redevelopment to better utilize existing infrastructure.
 - Optimize use and maintenance of existing infrastructure.
 - Promote compact development near transit consistent with market demand.
 - Encourage contiguous growth to reduce infrastructure expenses.
 - Develop long term funding sources for infrastructure development and maintenance.
 - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way.
- 2. Provide regional mobility through a variety of interconnected transportation choices.**
 - Develop a balanced, multi-modal transportation system.
 - Coordinate transportation with regional employment, housing, educational and activity centers.
 - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances.
 - Encourage a balance of jobs and housing in each part of the region to reduce travel distances.
 - Support actions that reduce growth in per capita vehicle miles of travel.
- 3. Integrate local land use with regional transportation systems.**
 - Land use planning and decisions remain a function of local communities.
 - Preserve corridors for future infrastructure needs where legally defensible.
 - Make land use and transportation decisions based on a comprehensive understanding of their impact on each other.
- 4. Provide housing for people in all life stages and incomes.**
 - West Valley City's goal is to encourage the development of owner-occupied housing for a variety of income levels.
 - Consider providing an adequate supply of workforce housing near regional job centers.
 - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region.
 - Encourage owner-occupied housing and other development near transit to maximize the efficiency of the public transportation system.
- 5. Ensure public health and safety.**
 - Encourage communities to develop transportation facilities that promote physical activity and healthy living.

- Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths.
- Promote water conservation initiatives within the City.
- Promote interconnected streets to reduce travel distances.
- Provide efficient police and emergency access.
- Provide safe access to, and use of, all modes of transportation.

6. Enhance the regional economy.

- Improve mobility to foster a robust economy.
- Use transportation investments and land use decisions to develop the local and regional economy.
- Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor.
- Transportation and land use decisions should help keep our region an affordable place to live and do business.

7. Promote regional collaboration.

- Encourage collaboration among government, business, education, civic and community organizations.
- Coordinate development and maintenance of regionally significant utilities and transportation facilities.
- Include a broad base of involvement in the planning process.
- Coordinate local and regional planning efforts.
- Promote the sharing of information and expertise.
- Coordinate local and regional emergency services.

8. Strengthen sense of community.

- Promote paths to homeownership, to build and sustain long-lasting, vibrant neighborhoods.
- Preserve and enhance existing single family neighborhoods.
- Preserve environmental, cultural, and historical assets.
- Promote unity and cohesiveness while valuing excellence and diversity.
- Avoid physically dividing neighborhoods.
- Use transportation to bolster town centers.

9. Protect and enhance the environment.

- Protect and enhance the natural environment.
- Enhance the aesthetic beauty of our built environment.
- Promote conservation of energy, water, and regionally significant critical lands.
- Enhance air and water quality.
- Encourage conservation of open space and irreplaceable natural resources in land use decisions.
- Create and enhance access to areas of natural beauty and recreation.
- Encourage community trails coordinated with regional/state trail systems.

Exhibit B:
West Valley City's Growth Principles and Objectives
as modified from the Wasatch Front Regional Council's Principles

Additions are in bold and underlined. Deletions are struck through.

1. **Provide public infrastructure that is efficient and adequately maintained.**
 - Promote redevelopment to better utilize existing infrastructure.
 - Optimize use and maintenance of existing infrastructure.
 - Promote compact development **near transit** consistent with market demand.
 - Encourage contiguous growth to reduce infrastructure expenses.
 - Develop long term funding sources for infrastructure development and maintenance.
 - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way.
2. **Provide regional mobility through a variety of interconnected transportation choices.**
 - Develop a balanced, multi-modal transportation system.
 - Coordinate transportation with regional employment, housing, educational and activity centers.
 - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances.
 - Encourage a balance of jobs and housing in each part of the region to reduce travel distances.
 - Support actions that reduce growth in per capita vehicle miles of travel.
3. **Integrate local land use with regional transportation systems.**
 - Land use planning and decisions remain a function of local communities.
 - Preserve corridors for future infrastructure needs **where legally defensible**.
 - ~~• Coordinate regional transportation with centers of development.~~
 - ~~• Coordinate transportation decisions with schools and educational centers.~~
 - Make land use and transportation decisions based on a comprehensive understanding of their impact on each other.
4. **Provide housing for people in all life stages and incomes.**
 - **West Valley City's goal is to encourage the development of owner-occupied housing for a variety of income levels and lifestyles.**
 - Encourage **Consider providing** an adequate supply of ~~moderately priced~~ **workforce** housing near regional job centers.
 - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region.
 - Encourage **owner-occupied** housing and other development near transit to maximize the efficiency of the public transportation system.

5. Ensure public health and safety.

- Encourage communities to develop transportation facilities that promote physical activity and healthy living.
- Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths.
- **Promote water conservation initiatives within the City.**
- Provide for a safe and adequate water supply for culinary, sanitation and fire protection needs.
- Promote interconnected streets to reduce travel distances.
- Provide efficient police and emergency access.
- Provide safe access to, and use of, all modes of transportation.

6. Enhance the regional economy.

- Improve mobility to foster a robust economy.
- Use transportation investments and land use decisions to develop the **local and** regional economy.
- Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor.
- ~~Transportation and land use decisions should help keep our region an affordable place to live and do business.~~

7. Promote regional collaboration.

- Encourage collaboration among government, business, education, civic and community organizations.
- Coordinate development and maintenance of regionally significant utilities and transportation facilities.
- Include a broad base of involvement in the planning process.
- Coordinate local and regional planning efforts.
- Promote the sharing of information and expertise.
- **Coordinate local and regional emergency services.**

8. Strengthen sense of community.

- **Promote paths to homeownership, to build and sustain long-lasting, vibrant neighborhoods.**
- **Preserve and enhance existing single family neighborhoods.**
- Preserve environmental, cultural, and historical assets.
- Promote unity and cohesiveness while valuing **excellence and** diversity.
- Avoid physically dividing ~~communities~~ **neighborhoods.**
- Use transportation to bolster town centers.

9. Protect and enhance the environment.

- Protect and enhance the natural environment.
- Enhance the aesthetic beauty of our built environment.
- Promote conservation of energy, water, and regionally significant critical lands.
- Enhance air and water quality.
- Encourage conservation of open space and irreplaceable natural resources in land use decisions.
- Create and enhance access to areas of natural beauty and recreation.
- Encourage community trails coordinated with regional/state trail systems.